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1**ZONING CHANGE REVIEW SHEET**

CASE: C14-2014-0036
Korean United Presbyterian Church Rezoning

P.C. DATE: August 12, 2014

ADDRESS: 2000 Justin Lane & 2009 Cullen Lane

AREA: 2.275 acres

NEIGHBORHOOD PLAN AREA:

OWNER: Korean United Presbyterian Church (Roy M. Klmm)

APPLICANT: Thrower Design (Ron Thrower)

ZONING FROM: SF-3-NP, LO-NP and MF-3-NP; Family Residential-Neighborhood Plan Combining District, Limited Office-Neighborhood Plan Combining District, and Multifamily Residence Medium Density-Neighborhood Plan Combining District

ZONING TO: GO-MU-NP; General Office-Mixed Use--Neighborhood Plan Combining District

SUMMARY STAFF RECOMMENDATION:

Staff proposes an Alternate Recommendation of LO-MU-NP with a conditional overlay. The conditional overlay would limit development of the site to that which generate less than 2000 vehicle trips per day.

In addition, if the requested zoning is recommended by the Planning Commission for this site, then Staff recommends a Public Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis Memorandum, dated, August 5, 2014 (see Exhibit T). Additionally, right-of-way dedication (up to 43' from the centerline) for Justin Lane is required prior to third reading of a zoning ordinance.

Lastly, a proposed neighborhood plan amendment (NPA-2014-0017.01) is also on the Agenda. The Staff recommendation to rezone the property is contingent on approval of the associated neighborhood plan future land use change.

PLANNING COMMISSION RECOMMENDATION:

To be considered August 12, 2014

DEPARTMENT COMMENTS:

This approximate 2.3-acre tract is located east of Burnet Road and Burnet Lane, just west of Hardy Drive. The tract has frontage on three roadways, bounded by Cullen Avenue on the north, Justin Lane on the south, and Hardy Drive on the east. The site has been used for religious assembly and associated uses, and contains a church, educational and storage buildings, and an apartment building. The tract currently has 3 different zoning designations, limited office, family-residential, and multifamily residential, all with neighborhood plan combining district zoning.

The property is surrounded by residential uses on several sides; multifamily (condominium) is to the north across Cullen and southwest, on the opposite side of the Justin/Hardy intersection.

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Single-family and duplex residential is found to the northeast, on the opposite side of the Cullen/Hardy intersection, east of Hardy, and west of the property along Cullen. Office and retail uses are to the south across Justin; another religious assembly use west of the site along Justin separates the property from Burnet Lane and the automotive dealerships beyond.

Justin Lane is the southern boundary of the Crestview Neighborhood, and also marks the southern extent of the Crestview/Wooten Neighborhood Plan (adopted in 2001). Crestview extends northward from Justin to Anderson Lane; Wooten extends from Anderson to US 183/Research Boulevard. South of Justin Lane, the Brentwood Neighborhood, between Burnet Road and Lamar Boulevard, extends southward to 45th Street. East of Lamar Boulevard, from Anderson Lane at the north to Koenig Lane at the south, lies the Highland Neighborhood. The neighborhood plan for Brentwood/Highland was adopted in 2004.

The request is driven by the stated desire to redevelop the property with an office-mixed use development. The current owner of the property plans to relocate its religious assembly and associated uses to another campus. The specific request for GO as a base district, in comparison with LO, is for additional flexibility that a higher floor-area-ratio (FAR) would provide (1:1 under GO versus 0.7:1 under LO). As currently envisioned, the desired 70,000 to 75,000 square feet of office and residential development would require an FAR allowance of approximately 0.85:1.

Correspondence received by staff from neighborhood stakeholders has been attached (please see Exhibit C).

ABUTTING STREETS & TRANSIT:

Street Name	ROW Width	Pavement Width	Classification	Bicycle Route / Plan	Bus Service	Sidewalks
Justin Lane	75 feet	32 feet	Arterial	Yes (22) Bike Lane	Yes	Yes
Cullen Avenue	60 feet	22 feet	Local	No	No	Yes
Hardy Drive	50 feet	27 feet	Local	No	No	Yes

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-NP; LO-NP; MF-3-NP	Religious Assembly, Educational and Storage Building; Multifamily Building
North	MF-3-NP	Single-family Residential; Multifamily Residential (condominium)
Northeast	SF-3-NP;	Single-family Residential
East	MF-3-NP; SF-3-NP; LO-MU-NP	Duplex and single-family Residential; Private Educational, Office & Medical Office Uses
Southeast	MF-3-NP	Duplex Residential
South	LO-MU-NP; LR-NP	Office and Retail Uses
	LO-NP; MF-3-	Religious Assembly; Duplex, multifamily and single-family

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West	NP	Residential
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TIA: Waived; Applicant Requested 2000 vehicle trip per day Conditional Overlay

WATERSHED: Shoal Creek Watershed (urban)

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ASSOCIATIONS & COMMUNITY ORGANIZATIONS:

COMMUNITY REGISTRY NAME	COMMUNITY REGISTRY ID
Crestview Neighborhood Assn.	93
Brentwood Neighborhood Assn.	120
North Austin Neighborhood Alliance	283
Austin Neighborhoods Council	511
Austin Independent School District	742
Brentwood Neighborhood Plan Contact Team	787
Greater Austin Northcross Area	793
Homeless Neighborhood Organization	1037
Highland/Skyview Neighborhood Plan Contact Team	1057
Bike Austin	1075
Super Duper Neighborhood Objectors and Appealers Organization	1200
Austin Monorail Project	1224
Sierra Club, Austin Regional Group	1228
The Real Estate Council of Austin, Inc.	1236
Crestview NPCT	1263
Austin Heritage Tree Foundation	1340
SEL Texas	1363
Sustainable Neighborhoods	1396
Friends of the Emma Barrientos MACC	1447

ZONING CASE HISTORIES FOR THIS TRACT:

The southern half of this tract, currently zoned LO-NP, was rezoned as part of the Cresview/Wooten Neighborhood Plan process. Specifically, (C14-04-0004) rezoned the southern half of this tract from SF-3 to LO-NP; no other conditions were placed on the property at that time.

ZONING CASE HISTORIES IN THE AREA:

There has been relatively little rezoning in the area surrounding the subject tract. Commercial and multifamily properties to the northwest and west have some zoning history, but districts were primarily established in the 1970s and 1980s. The multifamily-zoned properties immediately to the west, for example, were rezoned "B" in 1970 (C14-70-158) and 1977 (C14-77-179); multifamily property east of Hardy and north of Cullen were zoned "B" in 1980 (C14-80-117) and 1983 (C14-83-051), respectively. Similarly, the family residence zoning that lies east of Hardy Drive was likely established subsequent to annexation and has changed little, with the exception of conversion from "A" residence to SF-3, along with the "B" districts converting to MF-3.

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Adoption of the Crestview Neighborhood Plan in 2001 changed the base zoning on some nearby tracts, but did not fundamentally change the underlying zoning or allowances. Tracts include:

7101 Burnet Rd	GR	to GR-CO-NP
7001-7015 Burnet Rd	GR	to GR-CO-NP
2106-2200 Cullen	LO-CO	to GR-MU-CO-NP
6901-6921 Burnet Rd	CS	to CS-CO-NP
2000 Cullen Ave	MF-3; SF-3	to MF-3-NP
1908-1916 Justin Ln	LO	to LO-MU-NP

Of these, only the 2106-2200 Cullen Ave had site specific conditions. This tract was designated as potential for a neighborhood mixed use building special use (as was 1908-1916 Justin), but with limitations on height, impervious cover, certain prohibited uses, and access requirements, depending on whether it was developed in conjunction with abutting tracts.

After adoption of the Crestview Neighborhood Plan in 2001 and the Brentwood Neighborhood Plan in 2004, there has been no subsequent rezonings south of Justin Lane or east of Hardy Drive. Likewise, to the west and north there have only been two rezoning cases, one at Pasadena and Burnet (C14-04-0163) to change a condition of the conditional overlay, and the other to add Vertical Mixed Use Overlay (VMU) district and Vertical Mixed Use Building (V) combining district to select properties along Burnet Road.

Properties included in the VMU and V (C14-2009-006) zoning include:

7305, 4321, 7325, 7327, & 7329 Burnet (south of Pasadena);
2008 Cullen Ave; 7001, 7007, 7021, 7101, and 7015 Burnet Road (north of Cullen); and
6901, 6909, and 2921 Burnet (triangle between Burnet Road and Burnet Lane)

A similar pattern of relatively little zoning change is found in the Brentwood Neighborhood south of Justin Lane. Properties front Burnet Road and Burnet Lane were rezoned (C14-04-0012) from CS and CS-1 to CS-MU-CO-NP and CS-1-MU-CO-NP. Closer to the subject tract, 2001 Justin Lane was rezoned from LO to LO-MU-NP while 2005 Justin Lane, along with 2103, 2015, 2107, 2109, and 2201 Muroc Street were rezoned from LR and CS to LO-MU-CO-NP. 6804 and 6808 Hardy were rezoned from LO to SF-3-NP. As with the Crestview Plan, the Brentwood Neighborhood Plan Combining District identified additional conditions only for the tract along Burnet Road, a potential neighborhood urban center, and for the tract just east of Burnet Lane. No conditions were specified for the rezoned properties along Justin Ln. Adopted around the same time in 2009 as the vertical mixed use options were in Crestview, the Brentwood area also adopted vertical mixed use and vertical mixed use building for select properties along Burnet Road as well as Lamar Boulevard (C14-2009-0055).

CITY COUNCIL DATE:

Scheduled to be considered September 25, 2014

CITY COUNCIL ACTION:

ORDINANCE READINGS:

1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Lee Heckman

PHONE: 974-7604

e-mail address: lee.heckman@austintexas.gov

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5**SUMMARY STAFF RECOMMENDATION****BACKGROUND**

The site is currently zoned Family Residence–Neighborhood Plan (SF-3-NP), Multifamily Residence Medium Density–Neighborhood Plan (MF-3-NP), and Limited Office–Neighborhood Plan (LO-NP). The request is to rezone all tracts to; General Office–Mixed Use–Neighborhood Plan (GO-MU-NP) combining district zoning.

City data indicates a religious assembly uses have occupied the site since (at least) the mid-1950s, when a utility permit was issued to a religious organization (albeit a different denomination). As a religious entity, it is entitled to use the site for religious assembly purposes under the current base zoning districts. Rezoning, as part of the Crestview Neighborhood Plan area, appended the zoning with the NP combining district, but also rezoned the southern one-half of the tract from SF-3 to LO-NP.

Family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated as an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

Multifamily residence medium density (MF-3) district is the designation for multifamily use with a maximum density of up to 36 units per acre, depending on unit size. An MF-3 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired.

Limited office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

The request is for general office-mixed use-neighborhood plan (GO-MU-NP).

General office (GO) district is the designation for an office or select commercial use that serves community or city-wide needs, such as medical or professional offices. A building in a GO district may contain one or more different uses. The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

When combined with an office base district, the mixed use option would allow for vertical mixed use buildings, as well as townhouse, multifamily, single-family, duplex, condominium, and other forms of residential development, separate from any office development. Granting MU to a site means mixed use is an option; a mix of uses either within a building or across a site, not a requirement.

The recommendation from staff is an alternative to grant limited office-mixed-use-conditional overlay-neighborhood plan zoning (LO-MU-CO-NP) instead of the requested general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district zoning.

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6**BASIS FOR RECOMMENDATION**

- 1) ***Zoning should promote compatibility with adjacent and nearby uses and promote a transition between adjacent and nearby zoning districts, land uses, and development intensities; and***
- 2) ***Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.***

Staff can support office-mixed use zoning at this intersection, with certain conditions or restrictions; however, staff recommends limited office rather than the applicant's request for general office as the base zoning district at this time.

This property is uniquely located; it abuts right-of-way on three sides. Justin Lane along the south is an arterial; Cullen to the north and Hardy to the east are local streets. With one or two exceptions, everything east of Hardy Lane is residential and predominantly single-family with some duplex residential. West of Hardy Lane is a mix of office and commercial uses, with some residential, predominantly multifamily. As one moves further north of Cullen or south of Justin, this commercial and office use transitions to more single-family and duplex residential.

As noted in the purpose statement above, limited office (LO) district is appropriately located in or adjacent to residential neighborhoods. Associated site development standards and uses are designed to ensure that the development is compatible and complementary in scale and appearance with the residential environment. General office (GO) is typically located along arterials or the intersections of arterials and collectors. Staff is of the opinion LO is more appropriate than GO given the current street network. The recommendation might be different if the subject tract was on the west end of the block, along Burnet Lane.

Office use is widely viewed to be a transition between commercial or more intense land uses and residential and as being equally capable of serving as a compatible and transitional use. While staff can support office uses at this site, staff cannot recommend the more intense GO zoning requested at this time. Site development and compatibility standards aside, staff is concerned about the potential incompatibility of unlimited GO uses on this site and the area residents be they in detached homes, duplex, or multifamily residences.

Put another way, if Hardy is the edge between residential to the east and commercial uses to the west, then office-mixed use is an appropriate transition at this location. However, staff is of the opinion that LO is more appropriate than GO.

Additionally, staff thinks the mixed-use standards applicable under LO are more aligned with the existing character of the multifamily residential surrounding the site. Mixed use (MU) combined with an LO or LR base district is roughly equivalent to MF-2 in terms of development standards; GO and GR base districts when developed with residential are roughly equivalent with MF-4. To understand the difference in density, one need only look at the square feet of site area for each dwelling unit:

	Efficiency	1 Bedroom	2 or more Bedrooms
Limited Office	1600	2000	2400
General Office	800	1000	1200

In short, GO would allow for twice as many residential units as LO, if developed as such under a mixed-use scenario. While staff had no knowledge of developing the site with solely a residential project, staff is concerned about (hypothetically) 100 or more residential units on this property.

- 3) Zoning should allow for a reasonable use of the property;**
- 4) The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission; and**
- 5) Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan.**

Office-mixed use at this location is a reasonable reuse of the property. The congregation that is relocating to another location has enjoyed use of this site under a mix of existing zoning: SF-3, MF-3, and LO. Places of worship are allowed to use properties with any zoning, and since a religious assembly use has been on this property for at least 50 years, the question of redevelopment, reuse, and rezoning has likely never been considered. Staff thinks an office-mixed use project is appropriate here, but thinks the recommended LO base, rather than GO, still affords a reasonable use of the property.

Staff also thinks office mixed-use of this variety is consistent with the goals of Imagine Austin Comprehensive Plan (IACP), recommended by the Planning Commission and adopted by the City Council, which speak to communities characterized by a variety of uses, employment opportunities, and housing options. Bus service is available along Justin Lane, and Burnet Road to the west is identified as an Activity Corridor characterized by High Capacity Transit; development of employment and housing centers along and near transit ways is also encouraged by the IACP.

At the same time, the IACP encourages development that reduces negative impacts on existing neighborhoods, while protecting and even enhancing neighborhoods. Redevelopment of this site as office-mixed use, and specifically with a limited office base rather than general office, seems to be consistent with these goals of the IACP. The recommended zoning, which comes with a limitation of 2000 vehicle trips per day and other requirements derived from a neighborhood traffic analysis, although with compatibility requirements triggered by less intense residential land uses near the property, ensures that redevelopment and reuse would be at a scale appropriate and reasonable for the setting, and in line with policies adopted by the Commission and Council.

Lastly, the request for rezoning comes with an associated Neighborhood Plan Amendment in which the current Civic designation on the future land use map (FLUM) would be changed to Office Mixed Use. Although the southern half of this tract was rezoned from SF-3 to LO-NP as part of the Crestview Neighborhood planning effort, the FLUM was designated as civic for the majority of the project; the MF-3-NP portion which is part of this rezoning application was designated Multifamily. The zoning recommendation of LO-MU-CO-NP, with a public restrictive covenant to cover the NTA recommendations, is contingent on the recommendation and adoption of a FLUM change for the property from Civic to Office-Mixed Use.

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EXISTING SITE CHARACTERISTICS AND REVIEW COMMENTS

Site Characteristics

This is a developed site containing a house of worship, ancillary buildings for educational and fellowship activities, storage, surface parking, and a 12-unit apartment building. There are some trees along the periphery of the site, and near the main sanctuary, but the property is largely covered with impervious materials. Nevertheless, the site is not encumbered by floodplain or environmental features of note, and is essentially flat. As such, there are no known physical constraints to redevelopment.

NPZ Environmental Review (MM)

March 17, 2014

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

NPZ Site Plan Review (CBH)

March 5, 2014

SITE PLAN REVIEW OF ZONING CASES

1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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2. The site is subject to compatibility standards. Along the east and north property line, the following standards apply:
 - a. No structure may be built within 25 feet of the property line.
 - b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - d. No parking or driveways are allowed within 25 feet of the property line.
 - e. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
3. Additional design regulations will be enforced at the time a site plan is submitted.
4. FYI - This site is located in the Crestview/Wooten Combined Neighborhood Plan. Please see the City's website <http://www.austintexas.gov/departments/neighborhood-planning> for a copy of the recommended design guidelines.

NPZ Transportation Review (AC)

March 25, 2014

1. If the requested zoning is recommended for this site, 43 feet of right-of-way should be dedicated from the centerline of Justin Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12.
2. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]
3. A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo. LDC, Sec. 25-6-114. [Update – see Exhibit T].
4. Provide traffic counts for Cullen Ave. and Hardy Dr. so the NTA may be conducted.
5. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Cullen Ave.	60'	22'	Local	No	No	Yes
Hardy Dr.	50'	27'	Local	No	No	Yes
Justin Ln.	75'	32'	Arterial	Yes	Yes	Yes

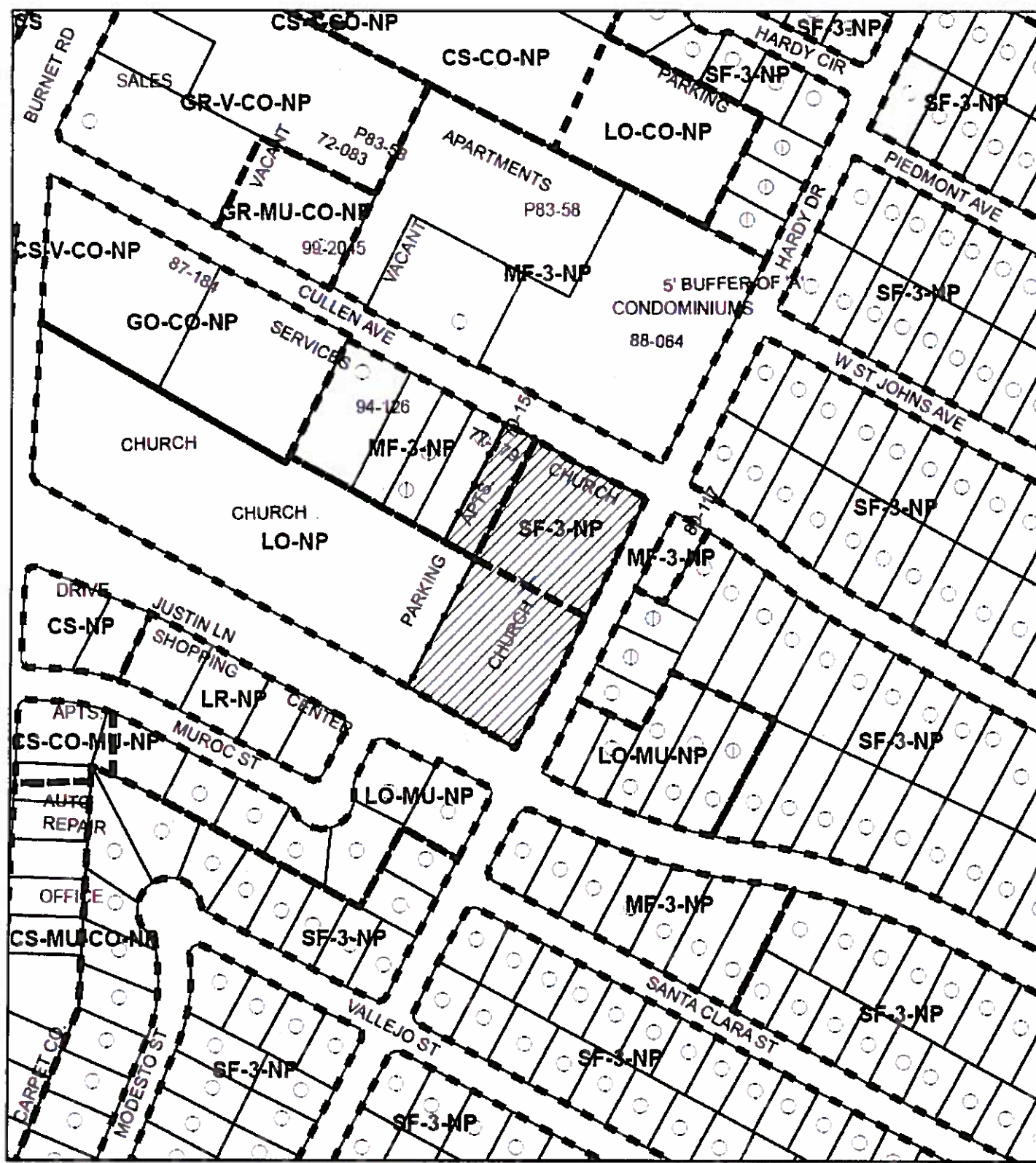
NPZ Water Utility Review (BB)

February 28, 2014

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WW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

C3/11



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING CASE
C14-2014-0036



1" = 200'

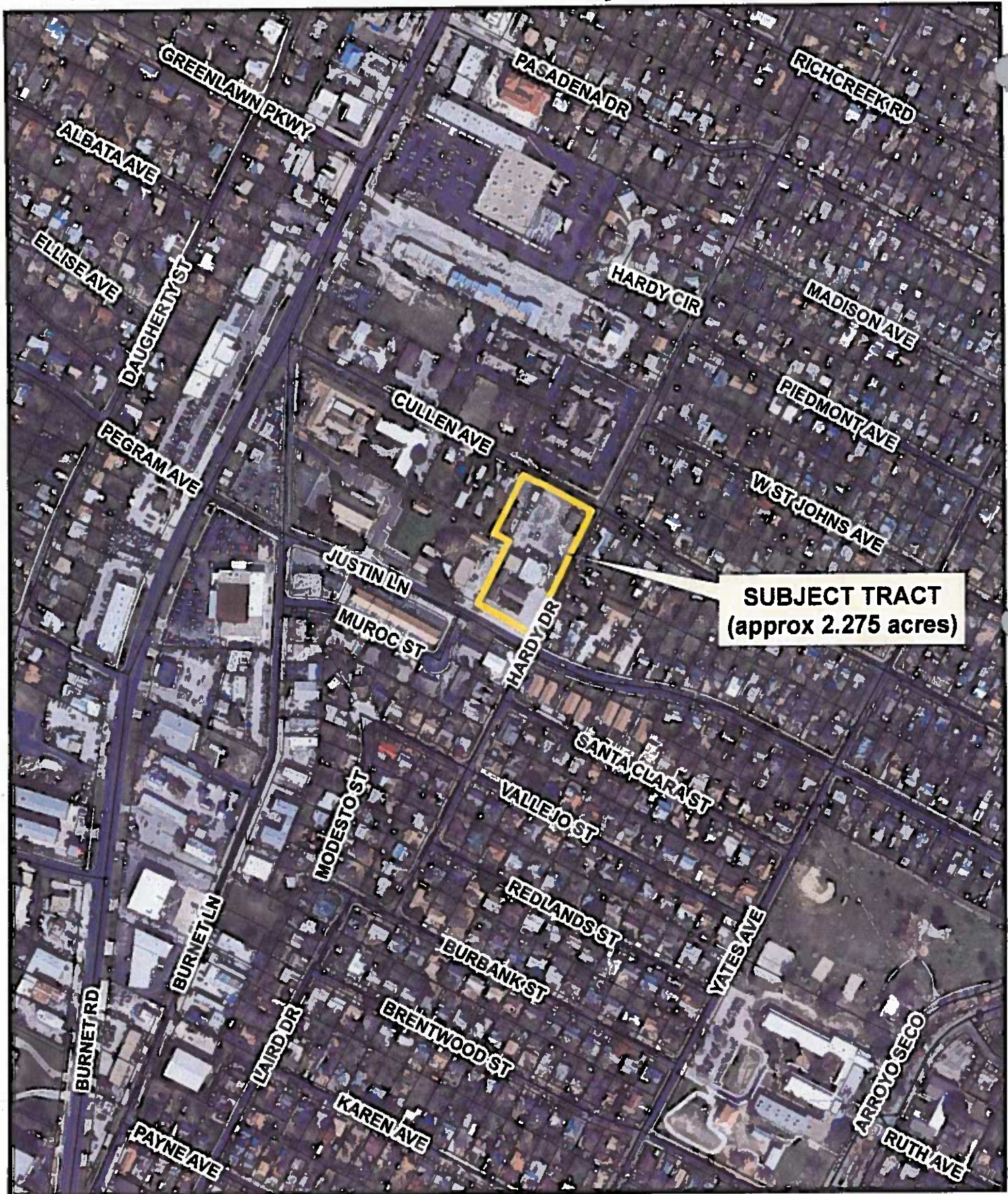
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit A

C3/12

C14-2014-0036 / Korean United Presbyterian Church Rezoning



Aerial: 2012-01

Exhibit A-1
Aerial

0 200 400 800 Feet
1 inch = 400 feet

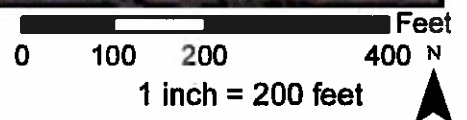


C14-2014-0036 / Korean United Presbyterian Church Rezoning



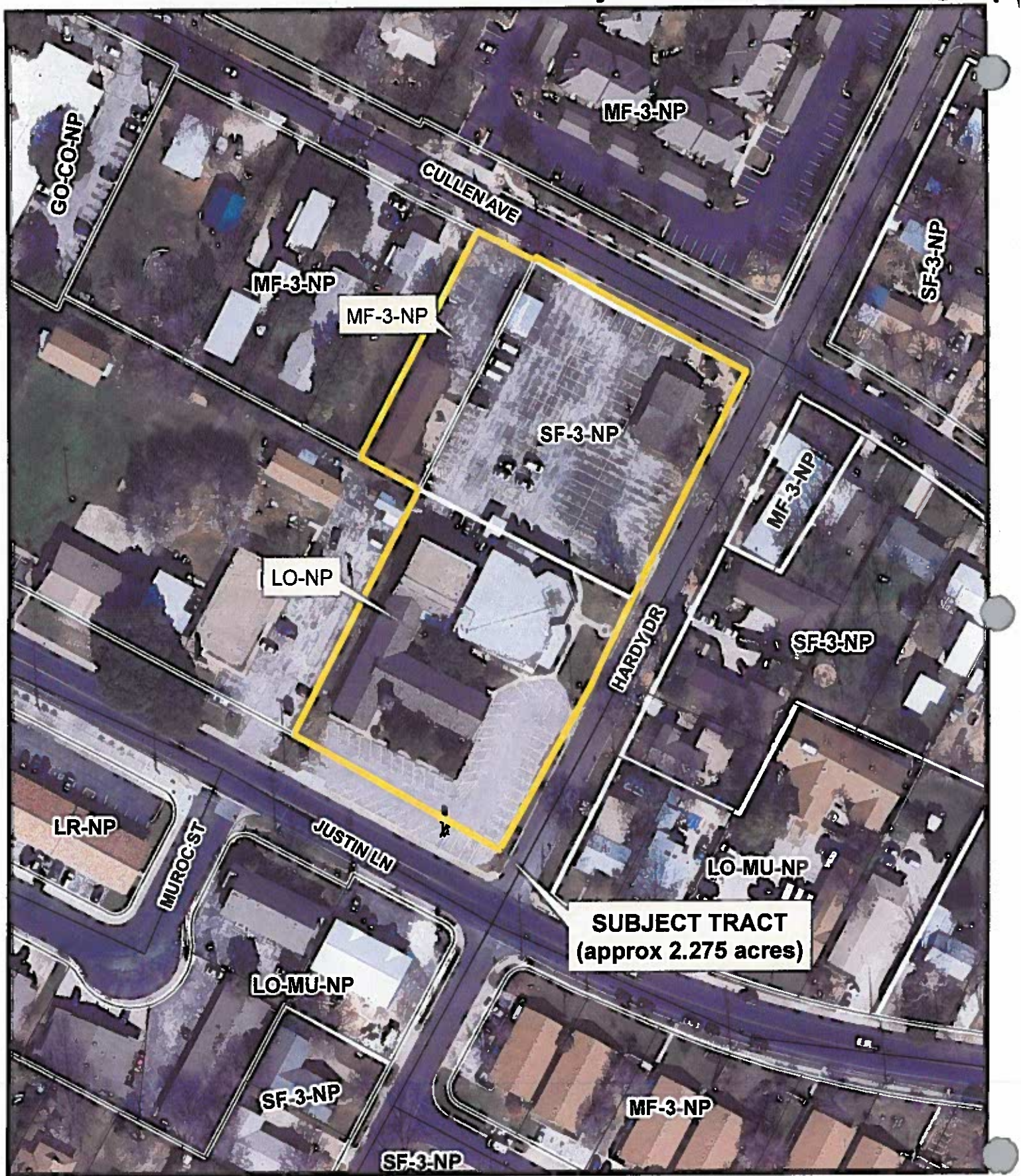
Aerial: 2012-01

Exhibit A-2
Aerial & Zoning



C14-2014-0036 / Korean United Presbyterian Church Rezoning

C3/K



Aerial: 2012-01

Exhibit A-3
Aerial & Zoning

0 50 100 200 Feet
1 inch = 100 feet

C3/15

From: Sarah Patterson
Sent: Tuesday, August 05, 2014 10:09 PM
To: Ron Thrower
Cc: Meredith, Maureen; Heckman, Lee; Joseph Harbolovic; Lealon Martin; [redacted]; Larry Ouellette; Chip Harris
Subject: Re: NPA-2014-0017.01 and C14-2014-0036 - 2000 Justin Ln & 2009 Cullen Ave - CNPCT Recommendation

Ron,

Attached are the approved minutes from our April CNPCT meeting. The minutes reflect the voting breakdown of the 6 zoning categories we voted on at the time, the first of them being GO. Specifically, the minutes reflect 48 votes Against GO zoning, and 1 vote For GO zoning.

At our June meeting, members of the community heard from the developer's representatives that the developer was not interested in pursuing his development plans under the previously recommended LO-MU-CO zoning option. At the end of our June meeting, a motion was passed to form a special committee to come up with additional conditional overlays to be added to our previous recommendation. This required a special meeting for July.

At the July special meeting, the special committee proposed an alternate vision for the site, multi-family, which was a different land use and zoning. After much discussion, a motion was passed to rescind our April vote, call another special meeting, and revote on a new recommendation.

On August 4th, the next special meeting occurred, and over 70 people attended and voted. The team wanted to be clear that they did not support the GO zoning and office/mixed use land use requests. As far as compromises go, the sentiment was that attendees didn't feel like the developer was interested in compromising, and in the meantime, they feel like a low-density multi-family use would be a better fit.

As far as recommendations presented to PC go, we will not be supporting GO zoning and an office land use.

Thank you,
Sarah Patterson

Facilitator, CNPCT

C3/14

CNPCT April 2014 meeting

Date: 4/21/14

49 in attendance

8:10 meeting convened

8:20 PM

Open discussion for proposals to be recommended to developers on Justin Lane.

Options being presented by Facilitator Sarah Patterson:

1. Option 1: GO-MU zoning – (allows for 60ft building – but would only allow a 2-3 story building due to Compatibility Standards)
2. Option 2: GO-MU-CO with conditions 1. Limit ingress/egress auto traffic to Justin Lane; 2. Height limit to 2 stories or 35 ft; 3. Address lighting on garage rooftop so that it does not shine beyond the rooftop.
3. Option 3: LO-MU zoning for whole site
4. Option 4: LO-MU-CO with conditions 1. Limit ingress/egress auto traffic to Justin Lane; 2. Height limit to 2 stories or 35 ft; 3. Address lighting on garage rooftop so that it does not shine beyond the rooftop.
5. Option 5: No change at all to current zoning.
6. Option 6: Recommend lot for MF-3 – a Multifamily zoning and land use.

8:30 vote taken

Option 1 All in Favor: 1 Opposed 48

Option 2 All in Favor 3

Option 3 All in Favor 0

Option 4 All in Favor 22

Option 5 All in Favor 14

Option 6 All in Favor 10

8:40 candidates nominated for outgoing Vice President and Secretary

	CoFacilitator	Secretary
• Jonathan Weinstein	7	Withdrew
• Joe Harbolovic	8	20
• Lealon Martin	12	
• Holly Ahern	1	
• Derrick Kotrola	4	

8:45 PM Meeting adjourned

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From: Sarah Patterson
Sent: Tuesday, July 15, 2014 10:41 PM
To: Meredith, Maureen; Heckman, Lee
Cc: Joseph Harbolovic; Lealon Martin
Subject: NPA-2014-0017.01 and C14-2014-0036 - 2000 Justin Ln & 2009 Cullen Ave.

Maureen and Lee,

At the Crestview Neighborhood Planning Contact Team special meeting this evening, a motion was passed (34 to 4) to rescind our April meeting's recommendation for LO-MU-CO zoning and FLUM change to Office/Mixed-Use. The motion also included that we will have another special meeting prior to these cases going to PC in order to revisit all possible zoning options for our new recommendation, and that I must convey this motion to staff as quickly as possible.

Please confirm the date these cases are going to PC so that I can plan for our next meeting accordingly. It sounded like Lee told a citizen it may not be until August 12th.

Lee, your presence at our special meeting was requested. I will be sharing some City documents with summaries of zoning categories with neighbors soon, but if you have something more email-friendly than this 100 page zoning guide (https://www.austintexas.gov/sites/default/files/files/Planning/zoning_guide.pdf), let me know.

Thanks,
Sarah Patterson

Facilitator, CNPCT

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From: Sarah Patterson
Sent: Monday, April 21, 2014 10:25 PM
To: Meredith, Maureen; Ron Thrower
Cc: Kelly Chappell; Matthew Armstrong; Joseph Harbolovic
Subject: Crestview NPCT outcome

Hi Maureen and Ron,

I just wanted to let you know the outcome of our meeting this evening. We had a total of 6 suggested zoning recommendations (GO-MU, GO-MU-CO, LO-MU, LO-MU-CO, no zoning change, and MF-3-NP). Our majority recommendation was LO-MU-CO, and our minority recommendation was no zoning change.

The majority recommendation, FLUM change to Office use and LO-MU-CO zoning, includes the following Conditional Overlays: 1. Limit ingress/egress auto traffic to Justin Lane; 2. Height limit to 2 stories or 35 ft; 3. Address lighting on garage rooftop so that it does not shine beyond the rooftop; 4. (nothing at this time - someone mentioned use restrictions, but I've just looked over the LO zoning uses, and anything questionable is either a Conditional Use, is taken care of in other portions of the LDC, or is infeasible for the site).

The minority recommendation, no zoning change, wants to leave the zoning and FLUM as is.

The 3rd most popular recommendation was a FLUM change to Residential/Multifamily and a zoning change to MF-3.

Maureen, thanks for an excellent job of moderating. This email is a good draft for what I will present to Planning Commission, but I will double check the LO uses to ensure no restrictions are necessary.

Ron, thank you again for coming to our meeting this evening. Please let me know what the developer thinks of our majority recommendation. I hope we can continue to work together.

Have a good evening all.

Sarah Patterson
512-705-1238

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Case Number: C14-2014-0036

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 12, 2014, Planning Commission
Aug 28, 2014, City Council

LEON WHITNEY

Your Name (please print)

2105 JUSTIN LANE #101

Your address(es) affected by this application

AUSTIN, TX 78757

☒ I am in favor
☐ I object

Leon Whitney

Signature

08-04-2014

Date

Daytime Telephone: 512-345-0574

Comments: THE PROPOSED OFFICE BUILDING WILL HELP
UPGRADE THE CRESTVIEW NEIGHBORHOOD AND
COMPLIMENT THE NEW PROJECTS ALONG
BORNET ROAD. AN OFFICE BUILDING IS
PREFERABLE TO A LARGE APARTMENT
COMPLEX ON THIS SITE.

R 08/05/14

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2014-0036

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 12, 2014, Planning Commission
Aug 28, 2014, City Council

Louis A. Sander

Your Name (please print)

2006 Valley St Austin, 78757

Your address(es) affected by this application

Louis A. Sander

Signature

8-4-14

Date

Daytime Telephone: 512-453-5320

Comments: There will bring more unwanted
traffic into an already congested
area.

☐ I am in favor
☒ I object

R 08/05/14

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City of Austin

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Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

C3/20

PUBLIC HEARING INFORMATION

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R 08605114

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Case Number: C14-2014-0036

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 12, 2014, Planning Commission
Aug 28, 2014, City Council

MICHAEL GRANTHAM

Your Name (please print)

2000 CULLEN AVE APT 2

Your address(es) affected by this application

Michael Grantham

Signature

08/03/2014

Date

Daytime Telephone: 512-627-9949

Comments: GO does not fit in with the

immediate residential areas

on the north and east sides of

the parcel of land.

MU with required residential

on the Cullen side is better fit.

GO WOULD BE BEST ALONG

JUSTIN.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

C3/21

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R 08/05/14

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Case Number: C14-2014-0036

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 12, 2014, Planning Commission
Aug 28, 2014, City Council

DAVID GIBBLETS

Your Name (please print)

2000 CULLEN AVE Apt 2

Your address(es) affected by this application

David Gibblets

Signature

8/3/2014

Date

Daytime Telephone: 512-788-8712

Comments:

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Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

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208105114

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Case Number: C14-2014-0036

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 12, 2014, Planning Commission

Aug 28, 2014, City Council

JEANNE K. Cobb
Your Name (please print)

☐ I am in favor
☒ I object

2000 Cullen Ave. #24

Your address(es) affected by this application

Jeane Cobb
Signature

8/2/2014
Date

Daytime Telephone: 512-458-0148

Comments: Our neighborhood Plan states that we should keep the existing single family and multifamily nature of our primary residential neighborhood intact. We have enough commercial sites surrounding the neighborhood on Lamar, Burnet and Anderson here.

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City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2014-0036

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 12, 2014, Planning Commission
Aug 28, 2014, City Council

Lucille A. Sautillo
Your Name (please print)

☐ I am in favor
☒ I object

2000 Cullen Av #16 Austin
Your address(es) affected by this application

Lucille A. Sautillo 8-4-14
Signature Date

Daytime Telephone: 512 459-1478

Comments: I DON'T FEEL THIS PROPERTY SHOULD BE ZONED FOR COMMERCIAL OR MIXED USE.

THIS IS A CONTRADICTION TO OUR NEIGHBORHOOD PLAN FOR MORE "AFFORDABLE" HOUSING. A CHANGE TO MP3- WOULD BE MORE APPROPRIATE.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Lee Heckman
P.O. Box 1088
Austin, TX 78767-8810

R 8/6/14

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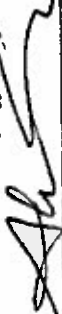
Case Number: C14-2014-0036
Contact: Lee Heckman, 512-974-7604
Public Hearing: Aug 12, 2014, Planning Commission
Aug 28, 2014, City Council

Alex Smallwood

Your Name (please print)

1912 Cullen Ave.

Your address(es) affected by this application



Signature

Date

Daytime Telephone: (512) 983-0038

Comments: I live within 500ft and do not want to re-zone to anything other than residential puts too much stress on our neighborhood - too much traffic and noise !!!

R 8/16/14

If you use this form to comment, it may be returned to:

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Planning & Development Review Department
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Austin, TX 78767-8810

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Case Number: C14-2014-0036

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 12, 2014, Planning Commission

Aug 28, 2014, City Council

Clare Seagraves

Your Name (please print)

2104 Cullen Ave, #212, Austin, TX

Your address(es) affected by this application 78757

☐ I am in favor
☒ I object

8/11/14

Date

Signature

Daytime Telephone: 512-426-8571

Comments:

B 8/6/14

If you use this form to comment, it may be returned to:

City of Austin

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Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2014-0036
Contact: Lee Heckman, 512-974-7604
Public Hearing: Aug 12, 2014, Planning Commission
Aug 28, 2014, City Council

Michel Breger

Your Name (please print)

2000 Cullen Ave, #15

Your address(es) affected by this application

mbreger

Signature

8-4-2014

Date

Daytime Telephone:

Comments: Keep the neighborhood residential

2/08/06/14

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2014-0036

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 12, 2014, Planning Commission
Aug 28, 2014, City Council

Mustafa Saribudak

Your Name (please print)

2000 Cullen Ave. #7, Austin, TX 78757

Your address(es) affected by this application

Mustafa Saribudak

Signature

8/1/14

Date

Daytime Telephone: (832) 368-4004

Comments: We moved the above address 5 yrs. ago, because it was quiet laid back neighborhood. Please, keep the area for residential use.

R 8/6/14

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2014-0036

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 12, 2014, Planning Commission

Aug 28, 2014, City Council

Songhye Saribudak

Your Name (please print)

2000 Cullen Ave, #7, Austin, TX 78757

Your address(es) affected by this application

☐ I am in favor
☒ I object

8/1/2014

Date

Songhye Saribudak

Signature

Daytime Telephone: (847) 542 6113

Comments: The area is for residential,
not commercial, please

R 8/6/14

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Planning & Development Review Department

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R. Olcott

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Case Number: C14-2014-0036

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 12, 2014, Planning Commission

Aug 28, 2014, City Council

James R. McElroy
owner/agent at
2106 Cullen Ave # 212

Your Name (please print)

Your address(es) affected by this application

James R. McElroy

Signature

Date

Daytime Telephone: 512-876-7172

☐ I am in favor
☒ I object

Comments: I attended all four of the Creative Center Team meetings that pertain specifically to this case, and Applicant "Thruview Design" attended the first two of those Team meetings. Unfortunately, it became very obvious that the ~~second~~ second meeting that Applicant "Thruview Design" did not understand the nature of our Creative Neighborhood ~~and even worse~~ the proposed plans that Thruview Design proposed in the second meeting indicates that they do not remember a thing that the City of Austin Planning & Development Review Department Lee Heckman P. O. Box 1088 Austin, TX 78767-8810

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

5/30

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Case Number: C14-2014-0036

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 12, 2014, Planning Commission

Aug 28, 2014, City Council

Stephen Hawke / Larissa Hawke

Your Name (please print)

911 Cullen Ave, Austin 78759

Your address(es) affected by this application

Stephen C. Hawke / Larissa Hawke 8/5/2014

Signature

Date

Daytime Telephone: 512 410 9513

Comments: Proposer's plan is not consistent with the neighborhood plan, would have ingress + egress on two residential streets and would bring 1,000 additional vehicles to a residential/family pedestrian area. I (Steve Hawke) attended all contact meetings and found the developer & architect to be very unprofessional to the desires of the Crestview community, even when the community sought compromise.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

R 8/6/14

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Case Number: C14-2014-0036
Contact: Lee Heckman, 512-974-7604
Public Hearing: Aug 12, 2014, Planning Commission
Aug 28, 2014, City Council

Patricia Page Carr
Your Name (please print)

2104 Cullen Ave. #107
Your address(es) affected by this application

☐ I am in favor
☒ I object

Patricia Page Carr 8-5-14
Signature Date

Daytime Telephone: 512-371-3421

Comments: This project violates our Neighborhood
Charter, currently zoning in the worst way,
creating an office building and parking garage (!)
in a 70-year-old residential neighborhood.
The project is a prime example of the creeping
commercialism that threatens our community
& will act as a harmful precedent. It belongs
in Burnet Rd., not in our family-centric
neighborhood.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

R 8/6/14

-----Original Message-----

From: Teresa Shu

Sent: Wednesday, August 06, 2014 3:13 PM

To: Heckman, Lee

Subject: Case Number: C14-2014-0036

Dear Lee Heckman,

Thanks for speaking with my husband today on the telephone to provide your email address. A Public Hearing Information Form was sent to me under your name, giving me the opportunity to comment on the proposed amendment for C14-2014-0036:

1. I check the "I object" check box.
2. I make this comment:

I object to the proposed zoning/re-zoning request. It clearly contradicts the letter and spirit of the "Crestview/Wooten Combined Neighborhood Plan," which is officially registered with the City of Austin. I support that neighborhood plan as it is currently written. The current plan represents a good roadmap for our community to have safe, residential growth and prosperity (including for our great neighborhood businesses). Threats to safety -- especially increases in car traffic -- is one of my big concerns, because I already feel unsafe as a wheelchair user in our neighborhood; we have no sidewalks on side streets like mine, West St. Johns Ave.

My husband said that you could acknowledge receipt of this email message. If so, I'd appreciate it. And let us know if you require further information from us, so that you can add our information to the official report that you are preparing.

Thanks.

Teresa Shu

C3/
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August 7, 2014

City of Austin
Planning & Development Review Department
Lee Heckman
P.O. Box 1088
Austin, TX 78767-8810

Re: Case Number C14-2014-0036
Public Hearing: Aug 12, 2014, Planning Commission
Aug 28, 2014 City Council

Dear Mr. Heckman:

The purpose of this letter is to provide comment on the above-referenced request for rezoning. I own and have resided in a house one block south of the property in question for almost 10 years. During that time I have seen the neighborhood change dramatically, and I would like to see development continue in a responsible manner.

While I understand preliminary plans are to construct a 2-3 story office building on the property, I also know those representations are not binding. The plans may change to take advantage of whatever use is allowed under the new zoning classifications. With this in mind, I have two comments on the rezoning proposal:

1. A conditional overlay should be strongly considered that would limit structure height to 40 ft rather than the 60 ft allowed under "GO" zoning.

Single family residences directly face the property across Hardy Drive, and even the surrounding condominiums and apartments are no higher than two stories. A 60 ft tall building would dwarf the surrounding structures, decrease quality of life for the neighbors, and be out of character for the neighborhood. Please see the attached photos for illustration.

2. A traffic impact analysis should be conducted. I am particularly concerned about the impact on residential streets and the potentially-hazardous intersections at Cullen Ave. & Burnet Rd. and at Hardy Dr. & Justin Ln.

The publicly-available case file notes that a traffic impact analysis was waived because the applicant would "limit trips to less than 2000". No units of measure or supporting documentation were provided, but I understand this refers to 2000 trips per day. This is a potentially significant increase in traffic for the area in question, especially considering that 2 of the 3 access points are small residential-use streets.

C3/
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Available data indicate that current traffic counts for nearby locations are as follows:

Location	2012 Traffic Count (Average Daily Traffic Estimate)*	% Increase Represented by Additional 2,000 trips per day
Justin Ln. just east of Hardy Dr.	5,230	38%
Hardy Dr. just north of Cullen Ave.	905	321%

* From Google Earth Pro®, Source: KSS Fuels

The city has recently re-worked the intersection at Cullen Ave. & Burnet Rd. to try and funnel traffic in a more orderly manner. This intersection is a highly-traveled "crows-foot" where three streets converge. Despite some improvement, the intersection is still problematic and I am very concerned that additional traffic from this development will lead to more accidents. Office workers leaving the development to head north will almost always converge on this intersection, either by traveling West on Cullen or exiting Justin Ln. and taking the Burnet Ln. "cut-through" north to reach Burnet Rd.

Justin Ln. provides the widest thoroughfare of the 3 access points, but it is a limited sight-distance intersection where traffic travels relatively quickly. I anticipate office workers leaving the development are likely to travel east on Cullen down to Yates Ave. where they can turn onto Justin at a 4-way stop. This would lead them right through a strictly residential neighborhood.

I believe the traffic impact analysis will be a prudent and useful step as the property transitions from a church with Sunday morning-only traffic to a fully-utilized commercial property. The neighborhood has a large amount of pedestrian and bicycle traffic, and the city can help ensure safety for all users. Perhaps the study will recommend a four-way stop at Justin and Hardy and/or further restrictions on use of Burnet Ln. as a "cut-through" street via a protected left turn arrow from Burnet Rd. or some other measures.

I appreciate your assistance and the public notice provided by the city. I also spoke with the applicant, Mr. Thrower, and appreciate the time he took to discuss the project with me. I am unable to attend the Planning Commission meeting because of a work commitment, but respectfully request consideration of these comments for both that meeting and the City Council meeting. If these concerns are adequately addressed, then I support the proposed re-zoning.

Sincerely,

Miranda L. Cheatham

Miranda L. Cheatham
2001 Vallejo St.
Austin, TX 78757

C3/
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Attachment - Photos

Photo 1 of 4: Residences to the East of the Property

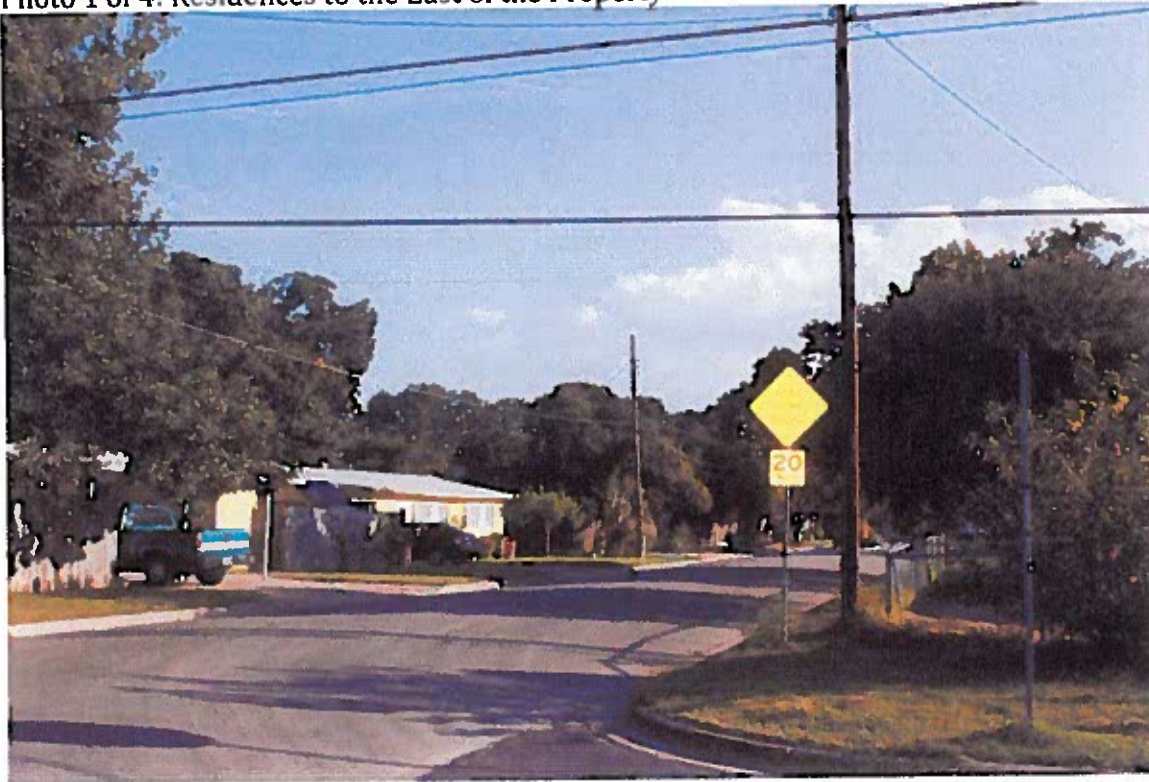


Photo 2 of 4: Apartments to the West of the Property



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Photo 3 of 4: Condos to the North of the Property



Photo 4 of 4: View East on Cullen from Intersection with Hardy



LS/38

08/07/2014

to: Lee Heckman
from: Larry Ouellette

re: Contact Team Minutes

Hi Lee,

Please find attached the minutes of the April 4 CNPCT meeting reflecting the 48-1 vote in opposition that reflects neighborhood sentiment relating to this project.

I am requesting that these minutes be attached to the file to be reviewed by the Planning Commission because this vote was not conveyed to the planning staff for several months. The minutes are needed to convey the magnitude of the discrepancy between the actual outcome of the meeting and the report that was delivered to the staff and remained uncorrected until it was uncovered by CNPCT members only very recently.

Thank you,

Larry Ouellette

C3/39

CNPCT April 2014 meeting – FINAL

Date: 4/21/14

49 in attendance

8:10 meeting convened

8:20 PM

Open discussion for proposals to be recommended to developers on Justin Lane.

Options being presented by Facilitator Sarah Patterson:

1. Option 1: GO-MU zoning – (allows for 60ft building – but would only allow a 2-3 story building due to Compatibility Standards)
2. Option 2: GO-MU-CO with conditions 1. Limit ingress/egress auto traffic to Justin Lane; 2. Height limit to 2 stories or 35 ft; 3. Address lighting on garage rooftop so that it does not shine beyond the rooftop.
3. Option 3: LO-MU zoning for whole site
4. Option 4: LO-MU-CO with conditions 1. Limit ingress/egress auto traffic to Justin Lane; 2. Height limit to 2 stories or 35 ft; 3. Address lighting on garage rooftop so that it does not shine beyond the rooftop.
5. Option 5: No change at all to current zoning.
6. Option 6: Recommend lot for MF-3 – a Multifamily zoning and land use.

8:30 vote taken

Option 1 All in Favor: 1 Opposed 48

Option 2 All in Favor 3

Option 3 All in Favor 0

Option 4 All in Favor 22

Option 5 All in Favor 14

Option 6 All in Favor 10

8:40 candidates nominated for outgoing Vice President and Secretary

	CoFacilitator	Secretary
• Jonathan Weinstein	7	Withdrew
• Joe Harbolovic	8	20
• Lealon Martin	12	
• Holly Ahern	1	
• Derrick Kotrola	4	

8:45 PM Meeting adjourned

LS/42

To:

Planning Commission
From Larry Ouellette
2014 Cullen Avenue #215
Austin, TX 78757

Re: Case # C14-2014-0036

An office complex of any magnitude for this site represents an egregious and unwarranted violation of all that is of value to a residential neighborhood. To allow this project at any scale to go forward is an offense to the residents of Crestview and a threat to the residents of every neighborhood in Austin.

Cullen Avenue is a quiet, residential street shared as much by dog walkers, pedestrians, elderly wheelchair users as cars and trucks. To add 1,000 or more cars in the service of an unregulated, unsupervised and unmonitored parking garage is to welcome into the quiet of our neighborhood the gridlocking congestion that already clogs most of our main streets. There's no need of it spilling into our neighborhoods.

There's no need for this complex here. There are plenty of far more appropriate, properly zoned sites available for such uses. Most of them are, appropriately, to be found along our major highways and frontage roads because that's where they belong. Not in our neighborhood.

The Planning Staff's conceptualization of this as a "transitional use" is nonsense. The neighborhood at Hardy Drive has already completed its transition to residential, and done so very well. To plant an office complex and parking facility on that site is to reverse what is in fact a very graceful and successful transition to residential and reintroduce a massive and sterile office facade smack in the face of a street lined with small, well maintained and increasingly charming single family homes. It is an offense to those homeowners, who have the right to feel secure in the knowledge that our zoning laws both present and future will protect not only the look but also the feel of their neighborhood.

Current zoning on this site is consistent with the neighborhood both present and future. This proposal violates the principals of both current zoning and the vision contained in CodeNext's revisioning of the city. If the Korean Church hadn't been there this site would look like its surroundings and nobody in their right mind would suggest knocking down residences and apartments to shoehorn a massive office complex onto this small lot. Nobody in their right mind should do so now.

I have much more to say on this, but will close for now by directing your attention to the Top Action Items contained in the Crestview Neighborhood Plan, and specifically #8

8. To discourage commercial uses from "creeping" away from the commercial corridors."

That is exactly what this is. It is shameful and it should be stopped.

Thank you,

Larry Ouellette

C3/41

To: City of Austin Planning Commission

From: Karen Kephart
1917A West St. John's Avenue
Austin, TX 78757

Date: 7 August 2014

Subj: Case #C14-2014-0036 (Korean Presbyterian Church in Crestview)

I object to the rezoning of the Korean Presbyterian Church property to LO-MU on the following grounds:

- According to the developer's estimate, the building will add 991 car trips per day on Cullen and surrounding streets like Hardy Avenue, West St. John's Avenue, and Justin Lane. We are a residential neighborhood with few sidewalks and high pedestrian traffic, including runners, children walking to school, and people walking their dogs before and after work.
- The developer's plans are not compatible with the surrounding area, fail to provide a transition from Burnet Road, will increase on-street parking demand, and will increase the risk for our children and others walking or cycling to and from the school and park.
- The Crestview Neighborhood Plan, adopted in 2004, calls for redevelopment to residential. It states: "Any new development or redevelopment should respect and complement the single-family character of the neighborhood."
- LO-MU on that property violates City of Austin zoning principles: redevelopment should provide for transitional use; redevelopment should not set an undesirable precedent; redevelopment should be compatible with adjacent uses, which are currently SF and MF; and it should not create a detrimental impact on the character of the neighborhood.
- At the four Contact Team meetings I've attended since last April, there has been no strong sentiment in favor of office development of any type on the property. The vote conducted at the April meeting was in violation of the Contact Team bylaws and inaccurately reported to the City of Austin by our facilitator Sarah Patterson. She did not correct the inaccuracy until August 5 in an email sent to Maureen Meredith. More than 70 people in attendance at the August 4 Contact Team meeting unanimously opposed the developer's proposal.
- The proposed redevelopment is not consistent with the vision presented in CodeNEXT and Imagining Austin. **An office building in a residential neighborhood is not the Austin many of us imagine.**

63/42

From: Patty Johns
Sent: Thursday, August 07, 2014 8:02 PM
To: Heckman, Lee
Subject: Case #C14-2014-0036

To the Planning Commission c/o Lee Heckman,

I live in Crestview - I purchased my home here a bit over eight years ago and I absolutely love it. I purchased here for the neighborhood atmosphere - for the closeness of neighbors and the care we take for each other and our homes. I bought knowing it is fairly quiet and the feeling of safety as I ride my bike or walk my dog. I know that I can pull my trash can out early in the morning or late at night and not see a ton of cars zipping down my street. We have a great little elementary with school children walking all over and a 'walk-to' grocery store and deli. I bought here for the 'feeling'.

I do not know the proper way to address what is going on with the vote on changing the zoning in our area with regard to the purchase of and request to change the zoning to the land currently occupying the Presbyterian Korean Church however I do want my voice heard and I vehemently oppose any type of buildings and parking lots going into my neighborhood. I say NO, absolutely NO to a 70,000 sf building so close by when I live on a through street and will realize additional traffic, more opportunities for burglary, invasion of my privacy and just a loss of the neighborhood feeling I moved here for and enjoy so much. I object to the rezoning of the Korean Presbyterian Church property to LO-MU.

Please don't let this happen, I feel it would only set a precedence for future development and I want my neighborhood to stay the way it is. I am not opposed to change or development - I sell real estate and understand growth however there is plenty of space and property on Burnet Road and Lamar that these businesses can go to and make an offer to purchase in order to put up large buildings and parking lots. I doubt seriously you would allow something like this in Tarrytown or Pemberton - I do not want us to become another Hyde Park or Houston, Texas.

I am writing from my heart, I hope you hear me.

Patty Johns 512.426.9899

1306 Cullen Ave

Austin, TX 78757

Mr. Heckman, I ask you forward and share my email with the Planning Commission. thank you, Patty

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2014-0036

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 12, 2014, Planning Commission

Aug 28, 2014, City Council

IFFAT OSMANI

Your Name (please print)

2106 CULLEN AVE 103 Austin 78757

Your address(es) affected by this application

~~Lee Heckman~~ Jaomew

Signature

8/4/2014

Date

Daytime Telephone:

Comments:

The developer's plan are not compatible with the surrounding area.

R 8/7/14

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Development Review Department
 Lee Heckman
 P. O. Box 1088
 Austin, TX 78767-8810

C3/44



MEMORANDUM

TO: Lee Heckman, Case Manager
CC: Ron Thrower
FROM: Amanda Couch, Senior Planner
DATE: August 05th, 2014
SUBJECT: Neighborhood Traffic Analysis for Korean United Presbyterian Church
Zoning Case # C14-2014-0036
(Revised)

The transportation section has performed a Neighborhood Traffic Impact Analysis (NTA) for the above referenced case and offers the following comments.

The 2.275-acre tract is located in North Austin at 2000 Justin Lane. The site is surrounded by Justin Lane, an Arterial roadway, Hardy Drive, and Cullen Avenue. It is primarily surrounded by Single Family and Multi-family to the north and east and by Commercial and Office to the south and west. In order to get a more accurate analysis of the impact of the site on the adjacent roadways, the neighborhood traffic analysis incorporates the entire site that will consist of the proposed religious assembly space.

Roadways

The tract proposes access to Cullen Avenue, Justin Lane, and Hardy Drive.

Current conditions of roadways are as follows:

Name	ROW	Pavement	Classification
Cullen Ave.	60'	22'	Local
Hardy Dr.	50'	27'	Local
Justin Ln.	75'	32'	Arterial

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation, the proposed GO-MU-NP zoning for a 99,099 square foot lot may generate 3,837 vehicle trips per day. This number assumes that the site develops to the maximum intensity allowed under the zoning

C3/45

classification without consideration of setbacks, environmental constraints, or other site characteristics. However, the applicant has agreed to limit the vehicle trips per day to 2,000 as a condition of this zoning. Therefore, the NTA is based on a development that will not generate more than 2,000 trips per day.

Table 1 represents the expected distribution of the 2,000 trips:

Table 1.	
Street	Traffic Distribution by Percent
Justin Lane	50%
Cullen Avenue	30%
Hardy Drive	20%
TOTAL	100%

Table 2 represents a breakdown of existing traffic on Justin Lane, Cullen Avenue, and Hardy Drive, proposed site traffic, total traffic after development and percentage increase in traffic. Existing traffic is the average of traffic counts taken from May 2nd – May 8th, 2014.

Table 2.				
Street	Existing Traffic (average vpd)	Proposed New Site Traffic to Roadway	Overall Traffic	Percentage Increase in Traffic
Justin Lane	5,441	1,000	6,441	15%
Cullen Avenue	1,159	600	1,759	34%
Hardy Drive	1,045	400	1,445	27%

According to Section 25-6-116 of the Land Development Code, traffic on a residential local or collector street is operating at a desirable level if a pavement width of 30 -40 feet is carrying 1,200 vpd or more. Cullen Avenue and Hardy Drive are carrying more than 1,200 vpd and have a substandard pavement width of less than 30'. Traffic volumes for these particular roadways are not operating at a desirable limit according to 25-6-116.

According to 25-6-114 of the Land Development Code, NTA's are not required for arterial roadways. The Austin Metropolitan Area Transportation Plan classifies Justin Lane as an arterial roadway, and therefore there are no recommendations for Justin Lane outlined in this NTA.

Recommendations/Conclusions

1. The neighborhood traffic analysis was triggered because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation. Hardy Drive and Cullen Avenue are classified as Collector streets.
2. The traffic along Cullen Avenue and Hardy Drive currently exceeds the requirements established in Section 25-6-116. At time of site plan, the applicant will be required to post fiscal for improving the roadway width up to 30 feet for the entire street frontage

C3/46

along the property of Cullen Avenue and Hardy Drive. The applicant must submit a construction cost estimate signed and sealed by an engineer to verify the amount required for posting.

3. Development of this property should also be limited to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in this neighborhood traffic analysis, including traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me 974-2881.

Amanda M. Couch

Amanda M. Couch
Senior Planner ~ Transportation Review
Planning and Development Review Department